

# LANDMARK DESIGNATION REPORT



## ARLINGTON-DEMING DISTRICT

Including the Following Address Ranges (Even/Odd Addresses):

522 to 658 W. Arlington Pl. (evens); 521 to 659 W. Arlington Pl. (odds)

520 to 644 W. Deming Pl. (evens); 537 to 659 W. Deming Pl. (odds)

2418 to 2492 N. Geneva Terr. (evens); 2419 to 2493 N. Geneva Terr. (odds)

2420 to 2508 N. Orchard St. (evens); 2419 to 2481 N. Orchard St. (odds)

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**Preliminary Landmark recommendation approved by the Commission  
on Chicago Landmarks, October 4, 2006**



**CITY OF CHICAGO**  
**Richard M. Daley, Mayor**

**Department of Planning and Development**

**Cover (clockwise from top left): North side of W. Deming Pl., looking west from N. Geneva Terr.; a terra-cotta detail from the apartment building at 627-29 W. Deming Pl.; 2476 and 2478 N. Orchard St.; rowhouses at 535 to 541 W. Arlington Pl.**

*The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor and City Council, was established in 1968 by city ordinance. The Commission is responsible for recommending to the City Council which individual buildings, sites, objects, or districts should be designated as Chicago Landmarks, which protects them by law.*

*The landmark designation process begins with a staff study and a preliminary summary of information related to the potential designation criteria. The next step is a preliminary vote by the landmarks commission as to whether the proposed landmark is worthy of consideration. This vote not only initiates the formal designation process, but it places the review of city permits for the property under the jurisdiction of the Commission until a final landmark recommendation is acted on by the City Council.*

*This Landmark Designation Report is subject to possible revision and amendment during the designation process. Only language contained within the designation ordinance adopted by the City Council should be regarded as final.*

# ARLINGTON-DEMING DISTRICT

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**522 to 658 W. Arlington Pl. (evens); 521 to 659 W. Arlington Pl. (odds)**

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**PERIOD OF SIGNIFICANCE: C. 1872 - C. 1946**

The Arlington-Deming District (district map on page 2, building catalog begins on page 43) is a visually distinctive collection of handsome free-standing houses, clusters of row houses, apartment buildings, and institutional buildings in the Lincoln Park community area that exemplifies the residential growth and development of this North Side neighborhood in the years before and after its annexation by Chicago in 1889. Many new residential areas emerged during Chicago's explosive population growth during the period of the late nineteenth and early twentieth centuries, up to World War II, as the City grew outward into once-suburban areas and newcomers flooded into these newly-developed neighborhoods. The Arlington-Deming District's buildings, with their visually-significant architectural designs based on historic architectural styles, use of traditional building materials, and fine craftsmanship, form a visually coherent residential streetscape that exemplifies the best of this period of Chicago neighborhood development.

The history of the Arlington-Deming District reflects the growth of the Lincoln Park neighborhood in general, while specifically demonstrating the impact that the Chicago Fire of 1871, the resulting change in Chicago building codes concerning building construction and materials, improvements in mass transit, and the rising popularity that apartment living had on real-estate development on Chicago's North Side during the last quarter of the 19<sup>th</sup> century and

the first quarter of the 20<sup>th</sup> century. The imposition of mandatory masonry construction in Chicago south of the City's northern boundary at Fullerton (just south of the District), following the Fire of 1871, encouraged builders to move across the city line into the Town of Lake View, where wood-frame houses could still be built. The District's earliest buildings reflect this trend.

Improved public transportation during the 1880s and 1890s, accompanied by Lake View's annexation to the City of Chicago, encouraged even more growth in the district, as it was transformed into a fashionable, densely populated, residential city neighborhood, first with free-standing houses, row houses, and small "flat" buildings, then later with larger apartment buildings. A few institutional buildings such as the St. Clement Roman Catholic Church buildings and the Arlington House residence, developed by the Eleanor Association as a residence for single working women, were also built in the district. (The St. Clement church building itself is not included in the district pursuant to Sec. 2-120-660 of the *Chicago Landmarks Ordinance*.) The Arlington-Deming District today is a well-established, fashionable and attractive residential neighborhood of houses, low-rise "flat" buildings, and taller apartment buildings and hotels that exemplify the best of historic neighborhood architecture in Chicago.



A map of the Arlington-Deming District. The District is located in the Lincoln Park community area north of Fullerton Ave.





**Top and above: The District is a mix of free-standing houses, row houses, apartment buildings, and institutional buildings predominantly from the late nineteenth and early twentieth centuries.**





The Arlington-Deming District contains a variety of building types of importance to the historic development of Chicago's neighborhoods, including free-standing houses, row houses, apartment buildings, and institutional buildings.

## **HISTORY AND DEVELOPMENT OF THE ARLINGTON-DEMING DISTRICT**

The portion of the Lincoln Park community area that contains the Arlington-Deming District was originally outside the city limits of Chicago and was part of the Township of Lake View, which was officially organized in 1857, and which once extended from Fullerton Avenue (just south of the district) as far north as Devon Avenue and west to the North Branch of the Chicago River. The northern boundary of the City of Chicago had become Fullerton Avenue in 1853, superseding the City's original northern boundary of North Avenue set in 1837. The neighborhood directly south of the district—a portion of which today is the Mid-North Chicago Landmark District—developed through the 1850s and 1860s with small single-family houses, while the area to the north of Fullerton Ave., including the Arlington-Deming District, remained largely undeveloped, even after 1865 and the incorporation of Lake View Township as the Town of Lake View.

This situation changed with the Chicago Fire of 1871, which destroyed much of the north side of Chicago, including the Mid-North area south of Fullerton. As the City rebuilt, new building regulations requiring masonry construction within the Chicago city limits influenced the visual character of City neighborhoods, including the Mid-North District, which redeveloped in the 1870s and 1880s as an area of finely-crafted masonry houses and small apartment buildings.

These building regulations, besides determining the type of construction allowed within Chicago city limits, also encouraged the development of new neighborhoods just outside Chicago, including the Arlington-Deming District, where property owners built new housing using more affordable wood-frame construction. (As a suburban town, Lake View was initially not subject to City building code requirements which prohibited frame construction in Chicago after the Fire of 1871.) The district's earliest buildings—small-scale frame cottages and houses—most likely were built during the years of suburban development following the 1871 Fire and are important for their historic associations to the District's earliest years of development. These include, among others, the cottage at 2454 N. Orchard St. and the house at 2466 N. Orchard St.

During the 1880s, and extending into the early 1890s, residential development on the southern edge of Lake View Township was encouraged first by the extension of city mass transit services into the suburb, then by the annexation of Lake View itself into the City of Chicago in 1889. During this period, the Arlington-Deming District began to develop as a somewhat more densely-populated residential neighborhood. Again, its adjacency to Chicago's northern border proved a lure for residents wanting suburban-style living close to the City.

In 1887 the Town of Lake View was incorporated as a city, electing its own mayor and city council. Two years later, in 1889, Lake View was annexed to the City of Chicago. Just before this annexation, the Lake View city council passed a fire ordinance requiring fireproof masonry construction for all public buildings and businesses, plus residential buildings taller than two stories, in the portion of the town bounded by Fullerton Ave., Halsted St., Belmont Ave., and Lake Michigan. These "fire limits" were kept upon annexation, and this southeastern portion of

Lake View Township, including the Arlington-Deming District, developed during the next forty years as an urban neighborhood of handsome masonry houses and apartment buildings.

This development was encouraged by improvements in mass transportation. Within five years of annexation, by 1888 the slow horsecar line on nearby Clark St., east of the district, was upgraded to cable cars, while electric streetcars replaced horse cars in 1895 on Halsted St., west of the district. The Northwestern Elevated Railroad (now the Chicago Transit Authority Red, Brown and Purple Lines) was built in the 1890s west of Halsted St., and stops at Fullerton Ave. and Wrightwood Ave. (the latter now demolished) provided access to downtown Chicago for neighborhood residents by 1900.

The late 1880s and early 1890s saw the Arlington-Deming District develop with both free-standing houses and groups of row houses, and these houses are important character-defining buildings for the district. The 1894 Sanborn Fire Insurance Company atlas for the area, compiled by the company as an aid to insurance companies, shows that Deming Place (then Deming Court) had developed at that time as a “mansion” street with large single-family houses on expansive building lots with substantial setbacks from the street. Arlington Place (then known as Frederick) was more intimate in its scale, combining large, free-standing houses on large parcels, somewhat smaller free-standing houses often built lot line to lot line on smaller lots, and groups of row houses. Geneva Terrace (then known as Larrabee) was an even narrower and more intimately-scaled street than Arlington Pl., with both small-scale, free-standing houses and row houses. Orchard St., the most built-up street within the district in 1894, had mostly small-scale frame houses from the district’s earliest stage of development in the 1870s and 1880s, although masonry free-standing houses and row houses were beginning to be built. (Many of the street’s wood-frame buildings would be replaced by masonry buildings during the 1890s and afterwards.)

Examples of this early, “urban” development can be seen throughout the district. Excellent examples of 1880s-era houses include the Italianate-style houses built at 611 W. Deming Pl. and 626 W. Arlington Pl., both built of red brick with lighter-colored stone trim. Especially fine large-scale mansions include the brown sandstone William C. Groetzinger house at 526 W. Deming Pl., designed in 1895 by Frederick B. Townsend; the stone-fronted Richardsonian Romanesque-style mansion at 632 W. Deming Pl., built in 1892 by owner Jacob Gross to designs by architect Edward R. Krause; and the William A. Wieboldt house at 639 W. Deming Pl., designed in 1896 by Robert C. Berlin in the then-fashionable Classical Revival style.

Smaller single houses from this period of development include 557 W. Arlington Pl., with its handsome shingled and bracketed oriel bay, and 647 W. Arlington Pl., with its distinctively-paneled front door, second-floor “horseshoe” window, and decorative-metal projecting bay. Architect John Van Osdel II designed three large houses at 2424, 2430, and 2434 N. Orchard St. as almost-identical designs, differing mainly in the color of stone used for their facades.

The Arlington-Deming District also has an unusual double house at 2424-26 N. Geneva Terr., built circa 1885. Designed in the Queen Anne style, it is a highly picturesque visual composition combining two sets of wood-paneled double doors sheltered under a projecting wooden “pent”





The oldest buildings in the Arlington-Deming District are frame houses built in the 1870s and 1880s, after the Chicago Fire of 1871 destroyed most of the buildings on the City of Chicago's north side (the northern boundary of which was Fullerton Ave., located just south of the district). Examples include (clockwise from top left): 2476 N. Orchard St., 2454 N. Orchard St., 2466 N. Orchard St., and 2436 N. Orchard St.



The Arlington-Deming District is noteworthy for the architectural quality of its free-standing houses. Examples include (clockwise from top left) 541 W. Deming Pl., 526 W. Deming Pl., 611 W. Deming Pl., 2450 N. Orchard St., and 557 W. Arlington Pl.





Row houses are a significant building type constructed in the Arlington-Deming District in the latter years of the nineteenth century as rising land values made single-family houses in the area increasingly more expensive. Examples include (top left) several row houses in the 2400-block of N. Orchard, part of a larger row built by B.F. McConnell in 1889 to designs provided by architect George Beaumont; (top right) row houses on N. Geneva Terr. believed to have been built in 1890 by W. L. Prettyman; and (bottom) row houses at 535 and 537 W. Arlington, believed to have been built in 1884 by Albert L. Coe.



roof made of elaborate spindlework; projecting two-story bays; and a shingled second floor.

Row houses were a building type especially popular in late-nineteenth-century Chicago neighborhoods for their efficient and relatively inexpensive use of increasingly costly land. A group of four brick row houses at 535 through 541 W. Arlington Pl., believed to have been developed in 1884 by Albert L. Coe, were built in a sparsely detailed version of the Italianate style with a unifying bracketed and paneled cornice. The brick row houses at 2419 through 2441 N. Orchard St., built in 1889 by B. F. McConnell to designs provided by George Beaumont, are visually unified by the Queen Anne style and the use of red brick facades and a balanced arrangement of differing roof parapet configurations. Several are distinctive for their decorative-metal cornices that are finely detailed with foliate ornament.

Somewhat later groups of houses reflect changing tastes in architectural styles. Three brick row houses at 564, 566, and 568 W. Arlington Pl., built in 1895 by Jonathan F. C. Weiss, were built with Gothic Revival-style ornament and rooftop gables. Just to the west, past Geneva Terrace, architect Henry Ives Cobb in 1902 designed three narrow houses for Mrs. Mary Eckstrom in three different styles, including Flemish Renaissance (604 W. Arlington Pl.), Georgian Revival (606 W. Arlington Pl.), and Gothic Revival (608 W. Arlington Pl.). (Cobb, a well-known Chicago architect of the period, designed the Former Chicago Historical Society and the Chicago Varnish Co. Building, both individually designated Chicago Landmarks, as well as the Newberry Library, which is a contributing building to the Washington Square Chicago Landmark District.)

By 1900, the Arlington-Deming District was already seeing the first construction of apartment buildings, a general building type also of significance to the historic visual character of the district. The earliest of these “flats” buildings were small-scale two-, three-, and six-flat buildings built in the 1890s and early 1900s. In their overall scale and use of building materials and architectural styles, these buildings closely resemble earlier single-family houses. (During the early 1900s, in fact, several buildings within the district originally built as single-family houses would be turned into small flat buildings.)

Examples of these earliest “flats” are scattered throughout the Arlington-Deming District and include the brick-and-stone three-flat at 560 W. Arlington Pl., built circa 1890; the graystone two-flat at 622 W. Arlington Pl., built in 1906; and the brick three-flat at 2420 N. Geneva Terr., dating from 1898. Orchard St. especially has several visually handsome small flat buildings from this period, including graystone three-flats at 2504 and 2506 N. Orchard St., built in 1895 and 1898 respectively, and a graystone six-flat at 2500-02 N. Orchard St., built in 1895 to designs by Handy & Cady.

This portion of the Lincoln Park neighborhood (as the southernmost section of the former City of Lake View was by then considered) saw more intensive apartment building development in the years immediately before and after World War I. Before the war, smaller-scale, 3-story apartment buildings on corner lots were built, including those on both the southeast and southwest corners of W. Arlington Pl. and N. Geneva Terr. (both built in 1905), and on the northeast corner of W. Arlington Pl. and N. Orchard St. (original section constructed in 1907,



The District also has a number of small “flat” buildings, built in the 1890s and later, that contain two or three apartments and that are meant to fit in with the District’s single-family houses. Examples include: (clockwise from top left) 622 W. Arlington Pl., 2464 N. Orchard St., 2504 and 2506 N. Orchard St., and 560 W. Arlington Pl.





The District also has a number of larger “flat” buildings, including (clockwise from top left) 635-37 W. Arlington Pl., 2462-68 N. Geneva Terr., 2452 N. Geneva Terr., and 601-05 W. Arlington Pl.





with a northern addition from 1925.). It was also during this period, in 1917, that construction began on the St. Clement Roman Catholic Church rectory on W. Deming Pl. (The St. Clement Roman Catholic Church building at 546-54 W. Deming Pl./2501-19 N. Orchard St. is not included in the district.)

After the war, in the 1920s, the district saw much new apartment construction in the form of both large-scale “courtyard,” “half-courtyard,” and “common-corridor” apartment buildings, as well as newly-fashionable apartment hotels on both Arlington and Deming Places. These buildings both replaced earlier buildings and filled in unbuilt lots on both streets. Representative examples include the Granada Apartment Hotel at 525 W. Arlington Pl., built in 1923-24 to designs by Olsen & Urbain; the courtyard apartment building at 630-38 W. Arlington Pl., built in 1924; and the seven-story apartment building at 601-05 W. Deming Pl., designed by Koenigsberg & Weisfeld in 1928.

Also during this period, at 611-13 W. Arlington Pl. is a four-story brick institutional building that targeted apartment-hotel living for single professional women. The Eleanor Association commissioned Edwin H. Clark to design the building as one of several buildings owned and managed by the organization. Clark designed the building in the Georgian Revival style.

The Great Depression of the 1930s, followed by World War II in the early 1940s, saw no construction of new buildings in the Arlington-Deming District, although major facade changes to at least two buildings, at 565 and 552 W. Arlington Pl., appear to have occurred during the 1930s and/or 1940s. The 1950s, 1960s and 1970s saw the construction of a small number of small-scale row houses and several “four-plus-one” apartment buildings within the district. In the last twenty-five years, a few additional small-scale apartment buildings have been constructed, although the redevelopment trend most recently has been the replacement of older small-scale houses and flat buildings with single-family houses.

## **DEVELOPMENT HISTORY AND DESCRIPTION OF BUILDINGS**

Today the buildings of the Arlington-Deming District reflect the significant history of the development of the northernmost portion of the Lincoln Park community area and the importance of several residential building types, including free-standing houses, row houses, apartment buildings, and institutional buildings, to Chicago neighborhoods as they rapidly developed in the late nineteenth and early twentieth centuries. Built in architectural styles that were important in the development of Chicago residential architecture during the period of the District’s development, these buildings display fine craftsmanship in brick, stone, decorative metal, wood, and terra cotta. Even more significantly, the buildings found in the District form a visually attractive and coherent streetscape that exemplifies the significant architecture historically associated with this portion of the Lincoln Park neighborhood.

The oldest buildings in the Arlington-Deming District are the various wood-frame single-family houses on both W. Arlington Pl. and N. Orchard St. that exemplify the district’s earliest development as a residential suburb on the northern edge of Chicago in the 1870s and 80s.



Larger 3- and 4-story apartment buildings, some arranged around courtyards, are important parts of the Arlington-Deming District's historic character. Examples include (clockwise from top left): 525 W. Arlington Pl., 543-49 W. Arlington Pl., 550-52 W. Deming Pl., 537 W. Deming Pl., and 633 W. Deming Pl.

These houses vary from raised cottages of relatively simple design, such as 2454 N. Orchard St., to the more lavishly-detailed Second Empire-style cottage at 2476 N. Orchard St., to larger 2 ½-story houses such as 2436 N. Orchard St., with its handsome Italianate-style window hoods.

In the mid-1880s, several free-standing brick houses were built in the Italianate architectural styles and reflect a wealthier and more physically expansive phase of suburban development in the district. Excellent examples include those at 607 W. Deming Pl., 611 W. Deming Pl., 643 W. Deming Pl., and 626 W. Arlington Pl.

The 1889 annexation of the City of Lake View, including the Arlington-Deming District, saw the increasingly rapid construction of both free-standing houses and row houses, and these buildings exemplify the district's development as a more urban, tightly-developed neighborhood. These houses were built in a variety of popular architectural styles, including the Queen Anne, Richardsonian Romanesque, Gothic Revival, and Classical Revival styles, and often constructed with rear coach houses.

Examples of free-standing houses include the graystone Richardsonian Romanesque-style house at 556 W. Arlington Pl., built circa 1890 and converted to apartments in 1914; the brick Romanesque-style house at 561 W. Arlington Pl., also built circa 1890; and the beautifully-detailed Queen Anne-style houses at 557 and 647 W. Arlington Pl.. The Newman brothers built three almost-identical houses in the 2400-block of N. Orchard St. in 1895; the architect, John Mills Van Osdel II, was the nephew of architect John Mills Van Osdel, considered by historians to be Chicago's first professional architect.

Deming Place's large building lots and expansive street setbacks attracted builders of large mansions in the 1890s, and the street remains today one that is visually defined largely by its surviving mansions from this decade and its distinctive front-yard setbacks. These include the polychromatic, Queen Anne-influenced brick house at 522 W. Deming Pl.; the massive-looking Richardsonian Romanesque-style mansion at 612 W. Deming Pl., designed in 1893 by Thomas W. Wing with exceptional low-relief stone ornament; and the Classical Revival-style house built in 1896 for retailer William Wieboldt at 639 W. Deming Pl.

In response to increasing land costs, row houses were built in popular Chicago neighborhoods throughout the late nineteenth century. Groups of row houses can be found throughout the Arlington-Deming District. One example include one set of five row houses located at 2465 through 2473 N. Geneva Terr. Available records indicate that W. L. Prettyman built these row houses in 1890. Each one is individual in its detailing and use of different kinds of stone facing and window treatments, and they are fine examples of the Richardsonian Romanesque architectural style. Boston architect Henry H. Richardson developed the style in the early 1880s as a personal interpretation of 11<sup>th</sup>- and 12<sup>th</sup>-century European architecture, and it became generally popular and widely used in the late 1880s and early 1890s for all types of buildings, including houses.

The next generation of buildings in the Arlington-Deming District are handsomely-detailed two-, three-, and six-flats. Meant to fit into the general visual character established for the district's



streets by existing free-standing houses and row houses, these buildings are typically 2 and 3 stories in height (usually above a raised basement), clad in gray limestone or brick of varying colors, and finely detailed with stone and terra-cotta decoration. They were designed in architectural styles popular during the 1890s through early 1900s, including variations on the Richardsonian Romanesque, Classical Revival, and Arts-and-Crafts styles.

The finely-crafted graystone two-flat at 2446 N. Orchard St. was designed in 1908 by John Ahlschlager, who designed similar boldly-detailed graystones on W. Logan Blvd. in the Logan Square Boulevards Chicago Landmark District. The brick-and-stone three-flat at 617 W. Arlington Pl., built in 1908, was designed by architect Edmund Krause with a handsome Classical-style stone porch with Doric columns. The three-flat at 2422 N. Orchard St. (now used for offices) was built in 1914 by Mrs. Alma N. Newman to designs by Charles A. Strandel. A grandly-scaled Romanesque-style round-arched entrance ornaments the six-flat designed by C. H. Gottig at 2462-68 N. Geneva Terr., built in 1900. The six-flat at 2468-72 N. Orchard St. was designed in 1915 by Hotten & Hoffman.

“Corner” apartment buildings are an important building type for many Chicago neighborhoods. The Arlington-Deming District has a small number of these buildings, including the yellow-brick apartment building at the northeast corner of W. Arlington Pl. and N. Orchard St. Built for the McConnell family, the building has been constructed in two stages, with the southernmost section directly on the street corner built in 1907 and a northern extension constructed almost twenty years later in 1925. Samuel N. Crowen was the architect for both the original building and addition, which are detailed with ornament influenced by progressive Central European architecture of the period. (Crowen is best known for his design of the Biograph Theater on nearby N. Lincoln Ave., an individually designated Chicago Landmark and the location associated with the death of 1930s gangster John Dillinger.)

In 1917, the year the United States entered World War I, the Archdiocese of Chicago began construction of the St. Clement Roman Catholic Church building and its associated rectory on the north side of W. Deming, extending east from N. Orchard. Along with an earlier graystone house built circa 1890 and incorporated into the St. Clement church complex, these buildings form a visually handsome group of buildings. The grandly-scaled church building and rectory, combining both Byzantine and Romanesque building forms and ornament, were designed by Barnett, Haynes and Barnett, a leading St. Louis architectural firm in the early twentieth century and the designers of the St. Louis Roman Catholic Cathedral. The firm also designed the former Illinois Athletic Club Building in the Historic Michigan Boulevard Chicago Landmark District. (The St. Clement Roman Catholic Church building is not included in the district.)

The 1910s and 1920s saw the Arlington-Deming District develop a more intensely-urban character with the construction of several larger-scale apartment buildings and apartment hotels, a building trend that characterized fashionable Chicago lakefront and boulevard neighborhoods during this period. Typical configurations included relatively low-rise, 3- and 4-stories-tall “courtyard,” “half-courtyard,” and “common corridor” apartment buildings. These apartment floor plans, arranged around privately-owned and landscaped courtyards or double-loaded interior corridors, were typical planning methods for fitting multi-unit apartment buildings on Chicago building lots.



Several tall apartment buildings were constructed in the Arlington-Deming District in the late 1920s, just before the Great Depression brought an end to most building construction in Chicago for many years. Examples include (top left) 540-50 W. Arlington Pl., (top right) 601-05 W. Deming Pl., and (left) 627-29 W. Deming Pl.





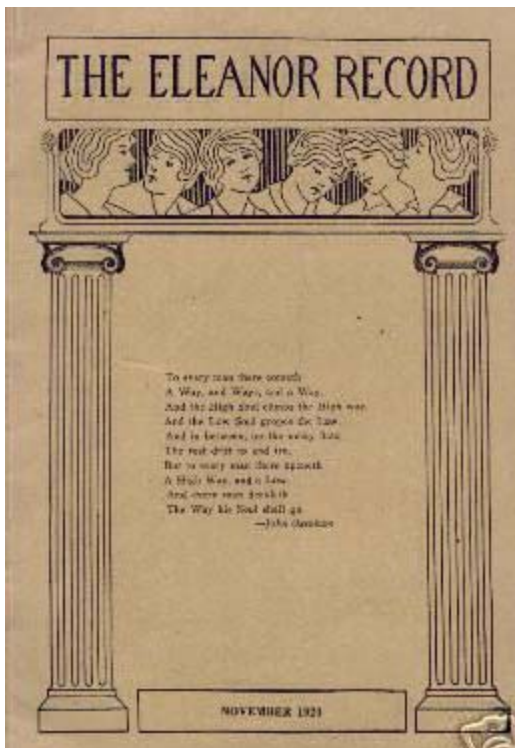
The St. Clement Roman Catholic Church parish contains two buildings included in the Arlington-Deming District. (Top): The St. Clement Parish Center at 636-38 W. Deming Pl. (Bottom) The St. Clement Parish Rectory at 640-42 W. Deming Pl., built in 1917 by noteworthy St. Louis architects Barnett, Haynes & Barnett. (The St. Clement Roman Catholic Church building at 646-54 W. Deming Pl./2501-19 N. Orchard St. is not included in the district .)







**(Left) The Arlington House building at 610-20 W. Arlington Pl. was built by the Eleanor Association to house single working women.**



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The courtyard apartment building at 543-49 W. Arlington Pl., designed in 1918 by R. G. Pierce, is representative of such buildings with its U-shaped plan, with a number of building entrances opening into a sheltered, landscaped courtyard open to the street. The two half-courtyard apartment buildings at 611-13 and 625-29 W. Arlington Pl. utilize the same planning techniques of multiple building entrances and interior lot landscaping for a building on a narrower lot. (Both buildings were built in 1925 by owner Albert Grosby.)

Three “common-corridor” buildings, located at 537 W. Deming Pl., 633-35 W. Deming Pl., and 536-40 W. Arlington Pl., are excellent examples of such apartment buildings in the district. Each building’s single, centrally-placed street entrance provides access to a main vestibule and elevator to each floor, where apartments open off central corridors. Architectural styles used for these buildings vary, but reflect the ongoing popularity of historic architectural styles among Chicagoans. The 536-40 W. Arlington Pl. building was designed by Roy F. France in 1927 in a striking Tudor Revival style, complete with half-timbering. 537 W. Deming Pl. was designed in 1926 by Alexander L. Levy in the Georgian Revival style, complete with a centrally-placed rooftop “broken pediment” with swags. Raymond Gregori designed and built (with business partner A. G. Berger) the 633-35 W. Deming Pl. apartment building with its exotically-varied, medieval-style, terra-cotta ornament.

Also during these “Jazz-Age” years, the Arlington-Deming District saw the construction of several apartment hotels. These provided Chicagoans, especially single professionals and couples without children, with fashionable apartment living combined with hotel amenities. The Granada at 525 W. Arlington Pl. and the Arlington across the street at 530-36 W. Arlington Pl. were both designed in 1923-24 by Olsen & Urbain. Both are designed in a visually refined variation of the Georgian Revival architectural style with Classical pediments, shell motives, and swags. The Granada also is especially noteworthy for its L-shaped plan, which creates a secluded landscaped courtyard along its east side.

At 611-13 W. Arlington Pl. is a 4-story brick institutional building that targeted apartment-hotel living for single professional women. The Eleanor Association commissioned Edwin H. Clark to design the building as one of several buildings owned and managed by the organization. Clark designed the building in the Georgian Revival style, a fashionable style based on late 18<sup>th</sup>-century American architecture. Considered an architectural style of refinement and respectability during the 1920s, the Georgian Revival was considered quite suitable for a group home for young women, many of whom were living apart from their families for the first time.

The last buildings built in the Arlington-Deming District before the economic downturn of the Great Depression were three tall apartment buildings. The seven-story apartment building at 601-05 W. Deming Pl. (southwest corner of Deming and Geneva) was designed by Koenigsberg & Weisfeld in 1928 in an Italian Romanesque-influenced style, complete with terra-cotta round-arched window ornament. To the west on Deming Place, at 627-29 W. Deming Pl., Raymond Gregori designed a ten-story apartment building in 1927 with abstracted medieval-style ornament for real-estate developer Ben E. Bogeaus. In 1929, the year of the stock market crash, Koenigsberg & Weisfeld designed (in partnership with Raymond Gregori) the eight-story building at 540-50 W. Arlington Pl. The building’s unusual low-relief, Art Deco-

style ornament is formed from green-tinted concrete.

Buildings built since World War II generally are clad with brick, but have overall building forms, architectural characters, and detailing different from the general visual character of the District. These include several “four-plus-one” apartment buildings scattered throughout the District, including those at 553-55 W. Arlington Pl. and 546-48 W. Deming Pl.

#### *District Architects*

The architects that designed the buildings in the Arlington-Deming District are generally not well-known to everyday Chicagoans, but together they represent a group of Chicago architects that were well-respected in their day for providing well-constructed buildings, handsomely detailed in historic architectural styles, that appealed to fashion-conscious middle- and upper-middle-class Chicagoans.

**Edmund R. Krause**, the architect of the house at 632 W. Deming Pl. and the three-flat at 617 W. Arlington Pl., was born in 1859 in Germany and trained there as an architect. Arriving in Chicago in 1885, he established a private architectural practice that soon attracted Ernest Lehman, the owner of the Fair Department Store and a real-estate investor. Lehman and his heirs would become arguably Krause’s most important clients, commissioning a number of important buildings, including the Majestic Building and Theater in downtown Chicago (a designated Chicago Landmark) as well as the Commodore and Green Briar Apartment Buildings in the Surf-Pine Grove District, located northeast of the Arlington-Deming District in the adjacent Lake View neighborhood (under consideration as a Chicago Landmark District).

The architectural firm of **Huehl & Schmid**, comprised of partners **Harris H. Huehl** and **Gustave Schmid**, designed the brick house at 2450 N. Orchard. They are best known for their design of Chicago’s Medinah Temple (an individually designated Chicago Landmark) and other fraternal club buildings throughout the country, including the Syria Mosque in Pittsburgh and the Scottish Rite Cathedral in Newcastle, Pennsylvania. They also designed houses in the Kenwood and Hutchinson Street Chicago Landmark Districts.

One building in the Arlington-Deming District was designed by an architect early in his career. **Roy F. France**, the architect for the Tudor Revival-style apartment building at 536-40 W. Arlington Pl., also designed an apartment building in the Surf-Pine Grove District, as well as other apartment buildings in South Shore and other Chicago neighborhoods during the 1920s. France is best known today, however, for his later work in Miami Beach, where he moved in the early 1930s. Several of Miami Beach’s finest Art Deco and early International Style hotels of the 1930s and 1940s were designed by France.

Developer B. F. McConnell commissioned the brick row houses at 2419 through 2441 N. Orchard St. from architect **George Beaumont**. English by birth, Beaumont came to Chicago in 1881, where he worked for several years for the architectural firm of Wheelock & Clay before starting his own office in 1886. Beaumont was a charter member of the Illinois Chapter of the American Institute of Architects, serving in several official capacities during his career, including that of chapter president.





The architects of buildings in the Arlington-Deming District designed handsome buildings in a variety of architectural styles, both historic and innovative. Examples of buildings and their architects included (this page, clockwise from top left): 612 W. Deming Pl. (Thomas W. Wing); 2506 N. Orchard St. (John P. Hettinger); 604 and 606 W. Arlington Pl. (Henry Ives Cobb); and the apartment building on the northeast corner of W. Arlington Pl. and N. Orchard St. (Samuel N. Crowen).

(Opposite page, clockwise from top left): 537 W. Deming Pl. (Alexander L. Levy); 633-35 W. Deming Pl. (Raymond Gregori); 540-50 W. Arlington Pl. (Koenigsberg & Weisfeld, with Raymond Gregori); and 530 W. Arlington Pl. (Olsen & Urbain).





The McConnell family later commissioned an apartment building at the northeast corner of W. Arlington Pl. and N. Orchard St., which was designed in two stages (1907 and 1925) by **Samuel N. Crowen**, who designed other small apartment buildings in North Side neighborhoods such as Buena Park and Sheridan Park. Crowen is best known for his design of the Willoughby Tower, 8 S. Michigan Ave., designed in 1929 (a contributing building to the Historic Michigan Boulevard District) and the Biograph Theater at 2433-43 N. Lincoln Ave. (an individual Chicago Landmark), built in 1914, and infamous as the site for the killing of gangster John Dillinger. He also designed a small flat building in the Surf-Pine Grove District.

**Robert C. Berlin**, the architect for the Wieboldt house at 639 W. Deming Pl. in 1896, was born in Granville, Illinois. He studied architect in Germany with the noted architect Gottfried Semper before attending the Polytechnic Institute in Zurich, Switzerland. Berlin worked as a draftsman for the Chicago office of Egan & Hill before establishing his own firm, practicing both alone and with separate partners (Louis Schaub and Percy Swern) at different points in his career. He designed a number of Y.M.C.A. buildings, including the Wabash Y.M.C.A. at 3763 S. Wabash Ave. (designated as part of the Black Metropolis-Bronzeville Chicago Landmark District.)

**Koenigsberg & Weisfeld**, architects of the apartment buildings at 540-50 W. Arlington Pl. (partnered with Raymond Gregori) and 601-05 W. Deming Pl., are noteworthy for their design of apartment hotels in Chicago. Besides their work on Arlington Place, Koenigsberg & Weisfeld were the architects for the Art Deco-style Belle Shore Apartment Hotel at 1062 W. Bryn Mawr Ave., built in 1928-29 (a designated Chicago Landmark), as well as the 420 W. Surf apartment hotel in the Surf-Pine Grove District.

**Raymond J. Gregori**, the architect for the apartment buildings at 627-29 W. Deming Pl. and 633-35 W. Deming Pl. and (partnered with Koenigsberg & Weisfeld) the apartment building at 540-50 W. Arlington Pl., is noteworthy for his visually eclectic designs, often giving a modernist “slant” to architectural motives from a variety of historic styles, including Romanesque, Gothic, and Tudor. His best-known Chicago building is arguably St. Pascal Roman Catholic Church at 6149 W. Irving Park Rd., built in 1930-31. He also designed two apartment buildings in the Surf-Pine Grove District.

**Zachary Taylor Davis**, the architect of the graystone three-flat at 2464 N. Orchard, is best known as the architect of the original section, built in 1914, of the Wrigley Field baseball stadium (originally Weegman Field). Davis also designed (with architect Karl Vitzthum) Chicago’s Comiskey Park baseball stadium and Los Angeles’s Wrigley Field (both now demolished). In addition, Davis designed St. Ambrose Roman Catholic Church on E. 47<sup>th</sup> St. in the South-Side Kenwood neighborhood and Quigley Seminary at Rush and Pearson on Chicago’s Near North Side.

The designer of the three Newman brothers houses in the 2400-block of N. Orchard, **John Mills Van Osdel II**, was the namesake of his uncle, who was considered the first professional architect in frontier Chicago. (The younger Van Osdel began his own practice of architecture in



1865.) The Arlington House building at 610-20 W. Arlington Pl. was designed in 1928 by **Edwin H. Clark**, who also designed the former Lincoln Park Commissioners headquarters on N. Lincoln Park West, just south of Dickens St., in 1926 in a similar red-brick Georgian Revival style. The graystone two-flat at 2446 N. Orchard St., built in 1908 and designed by **John Ahlschlager**, is similar in its visual ruggedness to other small flat buildings by the architect in the Logan Square Boulevards Chicago Landmark District. **Thomas Wing**, the architect of the large-scale stone-fronted house at 612 W. Deming Pl., built in 1893 for Frederick J. Lange, worked for the noteworthy firm of Burnham & Root before starting his own practice. Besides the Lange house, Wing also designed in 1893 a frame building located on the World Columbian Exposition's Midway Plaisance that housed a display of noted East-Coast photographer Eduard Muybridge's "animated pictures." (This was touted in Wing's *Chicago Tribune* obituary in 1916 as "the first exclusive motion picture theater in the world.")

**Henry Ives Cobb**, the architect for two apartment buildings on the northwest corner of W. Arlington Pl. and N. Geneva Terr., as well as three small houses to the west at 604 through 608 W. Arlington Pl., is significant as one of Chicago's most prominent late-nineteenth-century architects. He designed the overall plan and earliest buildings for the University of Chicago in Chicago's Hyde Park neighborhood, as well as a number of other prominent individual buildings, including the Former Chicago Historical Society (an individually designated Chicago Landmark) and the Newberry Library overlooking Washington Square (part of the Washington Square Chicago Landmark District).

The apartment building at 537 W. Deming Pl. was designed in 1926 by **Alexander L. Levy**, who came to Chicago in 1893 after attending the University of Illinois at Urbana-Champaign. He was the architect for a number of buildings constructed by Jewish organizations and charitable institutions, including the Marks Nathan Orphan Home in the North Lawndale community.

**Leif E. Olsen** and **Jules Urbain**, partners in the architectural firm of **Olsen & Urbain**, designed two apartment hotels within the Arlington-Deming District at 525 and 530 W. Arlington Pl., both built in 1923-24. The firm is perhaps best known for its industrial buildings and for buildings built for Brookfield Zoo.

**Barnett, Haynes, and Barnett**, the architects for the St. Clement Roman Catholic Church building and rectory, was a prominent St. Louis architectural firm, designing many of the city's most significant buildings. In 1907, they designed the Roman Catholic Cathedral Basilica of St. Louis. Other significant St. Louis buildings designed by the firm include the St. Louis Post-Dispatch Building, Temple Israel, as well as many large-scale houses along the city's most exclusive Central West End private streets. In Dallas, the luxurious Adolphus Hotel was designed by the firm for St. Louis beer baron Adolphus Busch. In Chicago, besides St. Clement, Barnett, Haynes and Barnett also designed the former Illinois Athletic Club building on S. Michigan Ave. (now occupied by the School of The Art Institute of Chicago and within the Historic Michigan Boulevard District.)

Taken as a whole, the Arlington-Deming District has a strong visual coherence and is an outstanding collection of late 19<sup>th</sup>- and early 20<sup>th</sup>-century residential architectural designs in Chicago. Individual buildings are handsomely detailed with historic ornament and beautifully-crafted materials. They share common building conventions regarding architectural scale, setbacks, use of traditional materials (brick, stone, wood, and metal), and historic architectural styles. The streetscape of the District exemplifies the work of individual late 19<sup>th</sup>- and early 20<sup>th</sup>-century developers, architects, and builders as part of a consistent and visually-satisfying streetscape composed of distinctively-designed individual buildings.

### *District Builders and Early Residents*

A number of the Arlington-Deming District's buildings were built by developers of historic interest. **Albert L. Coe**, who built the four brick rowhouses at 535 through 541 W. Arlington Pl., was a partner in the Chicago real-estate firm of Mead & Coe. Born in Ohio, he came to Chicago before the Civil War and became in the post-war years an important real-estate developer and agent. He also served as officers for the Royal Trust Company and Chicago Guaranty Fund Life Society. Coe was an officer of the Union League Club as well as prominent in the Chicago Real-Estate Board, and also served on the board of directors of the Chicago Auditorium Association, which operated the Adler & Sullivan-designed Auditorium Theater. **Benjamin F. McConnell**, the developer of the brick rowhouses at 2419 through 2441 N. Orchard St. and the brick apartment building at the northeast corner of Orchard and Arlington Pl., also was a well-established Chicago real-estate developer in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, often in partnership with his brothers George and John. **William L. Prettyman**, the builder of the stone-fronted row houses at 2465 through 2473 N. Geneva Terr., was a private banker and the president of the North Division Lumber Company and W.L. Prettyman & Co., lumber dealers.

In addition, the District was the home of a number of prominent, early Chicago citizens, especially in the early years of its development in the late 1890s and early 1900s. **James H. Hirsch**, who lived at 566 W. Arlington Pl. during the late 1890s and early 1900s, was elected in 1897 as a Chicago alderman. He later was appointed to the Lincoln Park Commission, which managed Lincoln Park and other North Side parks before the creation of the Chicago Park District. A later alderman for the neighborhood, **Thomas O. Wallace**, lived in the three-flat located at 2422 N. Orchard St. during the 1910s and 20s. He served five terms in the Chicago City Council, from 1915 until 1924, before serving eight years as Clerk of the Cook County Circuit Court. It was while Ald. Wallace lived in the building that it was bombed on January 6, 1921. No obvious motive was given in the *Chicago Tribune's* coverage of the incident, although a previous bombing two weeks earlier of the nearby frame-and-brick house at 2456 N. Orchard St., then occupied by Oliver H. De Shon, a "nonunion bill poster," led the reporter to speculate that the bombing was labor-related. No one was injured in the blast.

Deming Place was the home for a number of well-to-do business owners. **William Groetzinger**, the owner of 526 W. Deming Pl., owned both a bank and tannery. **Adolph Gerstenberg**, who lived at 532 W. Deming Pl., was an officer of the Chicago Board of Trade. The brick house at 602 W. Deming Pl. was the home for **C. E. Ernst**, the owner of the United States Brewing Company, while 612 W. Deming Pl. was owned by **R. S. Blome**, president of

the Cement Contractor's Association. **Helge A. Haugan**, president of the State Bank of Chicago, lived at 643 W. Deming Pl. by 1893. **Jacob Rehm**, who lived at 542 W. Deming Pl., founded a brewery bearing his name in 1865, was an early Lincoln Park Commissioner, and was involved in the construction of Chicago's North Side streetcar lines.

**Jacob Gross**, who built the grandly-scaled brownstone house at 632 W. Deming Pl., was a significant Chicago banker and politician. Born into a farm family in Germany in 1840, he emigrated to Chicago in 1857 with his mother after the death of his father. After serving in the Union army during the Civil War, he was chosen as Collector of the West Town of Chicago, for which he twice won reelection. In 1872 he was elected Clerk of the Cook County Circuit Court, then became State of Illinois Treasurer in 1884. He later became a partner in the private banking firm of Felsenthal, Gross, & Miller, and served as co-founder and vice-president of the Bank of Commerce, which was established in 1891, a year before Gross built his Deming Pl. house.

**William Wieboldt**, who lived at 639 W. Deming Pl., was a prominent Chicago retailer and the founder of the Wieboldt department store chain. He and his wife Anna Louise established the Wieboldt Foundation in 1921 and gave money for the construction of buildings named for the Wieboldt family at both Northwestern University and the University of Chicago. His wife also was a member of the Eleanor Association Executive Committee, which built a group residence at 610-20 W. Arlington Pl., almost directly behind their Deming Pl. house.

## **RESIDENTIAL BUILDINGS IN CHICAGO NEIGHBORHOODS IN THE LATE NINETEENTH AND EARLY TWENTIETH CENTURIES**

The Arlington-Deming District, with its free-standing houses, attached row houses, and larger apartment buildings, reflects both the original spacious character of many Chicago neighborhoods during their initial years of residential development in the late nineteenth century and their increasing density and building scale that came during the early twentieth century. These neighborhoods, especially those near the Lake Michigan shoreline and with ready access to downtown through mass transit, developed with buildings that reflected both the increasing land values of these areas and the middle- and upper-middle-class Chicagoans that wanted attractive yet affordable housing.

### *Single-family houses and row houses*

In the United States, free-standing single-family houses were the first residential building type, and in much of the country remain the dominant type of housing today. In densely populated cities, however, such buildings began to be replaced in the late nineteenth century first by row houses, then by apartment buildings, so that there is a layering of older, smaller-scale buildings with later, larger-scale buildings that explain neighborhood development to both residents and visitors.

In the Arlington-Deming District, the wood-frame houses at 2476 and 2466 N. Orchard St., among other frame houses, exemplify the earliest history of this portion of suburban Lake View





Above and opposite page: Some of the varied entrances to buildings in the Arlington-Deming District.





Township as it developed as a suburban extension of Chicago's Lincoln Park neighborhood to the south (today's Mid-North Chicago Landmark District). These houses reflect the more relaxed building codes that allowed suburban builders to construct frame houses, as opposed to the requirement of masonry construction in Chicago in the wake of the Chicago Fire of 1871.

In the years just before and after the 1889 annexation of Lake View by Chicago, the district saw the construction of many free-standing masonry houses and row houses, many with rear coach houses, reflecting the increasingly fashionable character of this new Chicago neighborhood and the imposition of Chicago's requirements of masonry construction. Built on a generous scale, the district's large free-standing houses reflect the neighborhood's attractiveness to upper- and upper-middle-class families during this period. A few examples include 522 W. Deming Pl., 538 W. Deming Pl., 607-09 W. Deming Pl., 636 W. Deming Pl., and the Newman brothers houses at 2424, 2430, and 2434 N. Orchard St.

Other houses within the district, typically built in the 1890s, are somewhat smaller in scale and are located on more confined lots, but remain fine examples of the period's architecture. Examples include 557 W. Arlington Pl., 561 W. Arlington Pl., 647 W. Arlington Pl., and 649 W. Arlington Pl.

The Arlington-Deming District's row houses, built as single-family houses but with a tighter, more efficient use of space, exemplify the beginnings of the neighborhood's transformation into a more densely populated urban community. There are several row house groups, among which two examples are those designed by architect George Beaumont for developer B.F. McConnell in the 2400-block of N. Orchard St. and those built by Jonathan F.C. Weiss at 564 through 568 W. Arlington Pl.

#### *The historic development of apartment houses*

The history of eastern Lincoln Park, near the park of the same name, in the 20<sup>th</sup> century is closely associated with the development of apartment buildings, and the Arlington-Deming District contains a fine collection of such buildings. Such buildings, including two-, three-, and six-flats, and a variety of other larger apartment building types, including corner, common corridor, and courtyard buildings, became staples in the development of late 19<sup>th</sup>- and early 20<sup>th</sup>-century Chicago neighborhoods. Also a part of this history is the rise in popularity in Chicago of apartment hotels, which provided personal services to middle- and upper-middle-class residents without the financial outlay of personal servants. The Arlington-Deming District, with its handsome grouping of historic apartment buildings built principally between circa 1895 and 1929 contains visually distinctive examples of this important aspect of Chicago neighborhood architectural development.

The apartment building as a housing type is ancient, dating back at least to ancient Rome and its many *insulae*, or multi-story brick apartment blocks. In America however, apartment buildings did not begin to be built until the 19<sup>th</sup> century when both population growth and land and building costs worked together to create a need for multi-family residential buildings. In the country's early years of the late 18<sup>th</sup> and early 19<sup>th</sup> centuries, even its largest cities such as New York and Boston were made up mostly of single-family houses and row houses. Individuals



and families that either did not want or could not afford such housing usually rented rooms in houses; the term “apartment” originally referred to a room in a house set aside for a separate occupant, rather than a coherent suite of rooms physically separate from others like it under a common roof and with common service spaces such as vestibules and hallways.

By the mid-19th century, land and building costs were changing the ways people lived. Initially the largest number of early multi-family buildings in industrial cities such as New York and Chicago were tenements housing numerous poor families, many of whom were immigrants. Apartment buildings had become known popularly as “French flats” due to the preponderance of apartment buildings in Paris and were seen as somehow un-American and not considered suitable housing. Small apartment buildings with relatively spacious apartments, such as those found in the district, began to be built only as middle- and upper-class tastes began to change. As single-family houses on individual lots became prohibitively expensive to all but the wealthy, and even attached row houses began to be beyond the reach of middle-class incomes, apartment buildings became more acceptable. For working- and middle-class families, these buildings offered an alternative to tenement buildings and the overcrowded culture of the slums.

During the latter half of the 19<sup>th</sup> century, small walk-up apartment buildings of two- to five-stories began to be built in many American cities. For example, four- and five-story apartment buildings in New York began to rise next to brownstone and brick row houses. In Boston, freestanding wood “triple-deckers,” apartment buildings similar to Chicago’s three-flat buildings, became common. Many middle-class Washington D.C. residents dwelled in three-story attached brick buildings known locally as “rowhouse flats.”

These small apartment buildings in general had apartments with greater square footage and larger rooms than those in tenement buildings. Ventilation was better, with each room having at least one window, and up-to-date amenities such as steam heat were the rule. These buildings were most often built by commercial builders who soon developed standardized floor plans and apartment features based on local demand. They often were bought by individual owners who occupied one apartment while renting out others. This allowed many middle-class families to become home owners despite rising urban housing costs.

Various configurations of apartment buildings began to be developed in Chicago by builders and developers eager to cater to buyers. In the 1870s and 1880s, the most common were small, two- and three-story buildings that were slightly narrower than one standard Chicago lot (approximately 25 feet) in width. Sometimes these buildings, especially those built along streets with streetcar lines, had shops on the first floor while apartments occupied upper floors. They were most often built of brick, sometimes with stone fronts, although wood remained common in outlying neighborhoods outside the so-called “fire limits,” where city building codes mandated masonry construction in the wake of the Fire of 1871. These apartment buildings were usually built in the then-popular Italianate or Queen Anne styles.

#### *Small “flat” buildings*

The Arlington-Deming District contains a significant collection of Chicago apartment buildings. The District’s buildings form a coherent group of streetscapes that relate the history of

residential real estate development in east Lake View during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. When the Arlington-Deming District began to be developed as a more densely populated urban neighborhood in the 1890s, small apartment buildings containing a variety of apartments, ranging from two or three apartments to more than a dozen, were becoming common in new middle- and working-class neighborhoods, and many residential streets were lined with such structures. These include the City's ubiquitous "two-flats" and "three-flats," as well as larger "six-flats" and "corner" apartment buildings.

Chicago "two-flats" and "three-flats," as they have become known, were built with a wide variety of building details but usually followed certain basic configurations of form. They usually had rectangular floor plans with the narrow end facing the street, maximizing valuable street frontage, and were built one apartment per floor atop raised basements. Roofs typically were flat and brick, stone, or metal bays often projected towards the street, increasing available light and air for front rooms in the buildings. Wood or stone steps flanked with iron or stone railings typically led to a small front porch, with double doors set to one side of the building's front facade. The entrance doors, usually detailed with wood and glass panels, led to a small vestibule. The first-floor apartment opened directly onto this vestibule, while a staircase (accessed through a separate door) led to the upper-floor apartments. These buildings were detailed in a variety of architectural styles, but most commonly had ornamental treatments that used simplified Queen Anne, Romanesque or Classical-style details. The inherent visual qualities of building materials, such as rough-cut stone or the reds and browns of the brick commonly used for Chicago buildings, were often among the most striking visual qualities of such buildings built with modest budgets.

The Arlington-Deming District contains a number of two- and three-flats that exemplify this type of small-scale apartment construction. Fine examples include several on Arlington Place, including 560 W. Arlington Pl., 623 W. Arlington Pl., and 633 W. Arlington Pl.; and a number on Orchard Street, such as 2464 N. Orchard St., 2478 N. Orchard St., and 2504 N. Orchard St.. The District also has a number of six-flats. These small-scale apartment buildings typically were similar in design to three-flats, but with two tiers of apartments arranged around a common central entrance and stair hall. Examples include 2500-02 N. Orchard St. and 2462-68 N. Geneva Terr.

#### *Corner and courtyard apartment buildings*

Many of the apartment buildings in the Arlington-Deming District are larger apartment buildings, built during the District's period of significance, that are characterized by their overall plans. The configuration of these apartment buildings, including "corner," "courtyard," "half-courtyard," and "common corridor" plans, allow for larger buildings with multiple living units that reflect increasingly expensive land values but that continue to possess an overall scale, use of historic architectural styles, and fine craftsmanship of materials that allowed these buildings to fit into the streetscape originally formed by the large single-family houses that formed the first stage of development for W. Deming and W. Arlington Places.

Corner apartment buildings typically had larger footprints than two- or three-flats and were often built over two or more standard-width Chicago lots. They were usually three- or four-stories in height with multiple entries to apartments, and located at street intersections,

sometimes with storefronts on ground floors. General architectural detailing of doors and windows were similar to those found on two- and three-flats, and rooflines were generally flat, hidden behind raised brick parapets and tiled “half-roofs.” Ornamentation was concentrated around building entrances, which were often finely detailed with historic ornament such as Classical-style columns and pediments.

The Arlington-Deming District has several examples of corner apartment buildings. Two of the earliest are located on the southeast and southwest corners of N. Geneva Terr. and W. Arlington Pl., both built in 1905. The original section of the McConnell apartment building on the northeast corner of W. Arlington Pl. and N. Orchard St. was built two years later.

Courtyard apartment buildings were first built in the late 1890s in Chicago, but became most common in the 1920s. Rarer than corner apartment buildings, they tended to be built in higher-density lakefront neighborhoods and areas served by rapid transit. They are especially distinctive with their U- or E-shaped plans that wrapped apartments around landscaped courtyards that opened onto streets and provided additional light and air for a more densely laid-out building. One of the district’s courtyard buildings was built in 1918 at 543-49 W. Arlington St.

The District also has several handsome “common corridor” apartment buildings. Common corridor buildings were typically located in the middle of residential blocks, had single, centrally-located entries to double-loaded corridors off which apartments were situated, and were similar in overall scale to corner apartment buildings. Examples include 537 W. Deming St. and 533-35 W. Deming St., both built in 1926.

#### *Tall apartment buildings and apartment hotels*

Although only a small percentage of the Arlington-Deming District’s structures, tall apartment buildings and apartment hotels are visually and historically significant to the District. Although larger than other buildings in the District, tall apartment buildings were designed to fit into their lower-scale neighborhoods through their architectural designs and use of traditional building materials. They were designed, as were the District’s smaller buildings, in historic architectural styles. Their first two floors, visually the most prominent to passers-by, typically received the lion’s-share of ornamentation. Cladding and detailing was done in materials such as brick, limestone, terra cotta, and decorative metal. Examples of these tall apartment buildings include 540-50 W. Arlington Pl., built in 1929; 601-05 W. Deming Pl., constructed in 1928; and 632 W. Deming Pl., built in 1927.

Several of the District’s tall apartment buildings also functioned as apartment hotels, which developed as a response to changing demographics and financial abilities among middle- and upper-middle-class Chicagoans in the early twentieth century. Earlier in the City’s history, cheaper land values and low servant wages allowed a broad range of households, from the most wealthy to the middle class, to afford individual houses staffed with at least one servant. The growing expense of both in the years immediately prior to World War I, however, encouraged many Chicagoans, initially loath to consider apartment living due to its social unrespectability, to reconsider.



Chicago hotels had always served a variety of patrons, from short-term visitors to the City to long-term residents, but apartment hotels as a specific building type combined aspects of both hotels and apartments. Usually larger in scale than Chicago's typical small 3-story apartment buildings, apartment hotels were often visually ornate with ornament based on historic architectural styles or, by the late 1920s, on innovative styles such as Art Deco. Apartments were small, ranging from studios to one- or two-bedroom suites that could be expanded or contracted based on residents' needs. Kitchenettes (often called "pantries") were provided for cooking, but room service was available, and residents typically had the use of a hotel dining room. Ballrooms and meeting rooms, typical of tourist and convention hotels, were absent. A variety of personal services, including maid service, were also available.

Apartment hotels provided small apartments with a level of amenities that appealed to single professionals, office workers, and childless couples, for whom the expense of maintaining a house was beyond their means. Built in fashionable neighborhoods, including the Near North Side, Hyde Park, Lake View, and Lincoln Park, apartment hotels satisfied a niche clientele in the City's housing market during the prosperous years of the 1920s. The Arlington-Deming District has several buildings built as apartment hotels. Examples include the Granada at 525 W. Arlington Pl., built in 1923-24, and 536-40 W. Arlington Pl., built in 1927.

The district also contains several institutional buildings. A variation on the typical apartment hotel is the Arlington House building at 610-20 W. Arlington, built in 1928 by the Eleanor Association as a residence for young professional women. This is one of several that were built around Chicago, including one at North and Dearborn (recently demolished) and another on W. Pierce St. within the Wicker Park Chicago Landmark District.

Also found in the district are the St. Clement Roman Catholic Church Rectory and Parish Center. Designed in 1917, the St. Clement Rectory is a handsome Romanesque Revival-style building connected to the larger church building by a two-story connector. (The St. Clement Church building is not included in the district.) Also part of the church complex, and attached to the Rectory, is a large house from circa 1890, now known as the Parish Center, that was built in the Richardsonian Romanesque style from rough-hewed limestone and red brick.

## **CRITERIA FOR DESIGNATION**

According to the Municipal Code of Chicago (Sec. 2-120-690), the Commission on Chicago Landmarks has the authority to make a final recommendation of landmark designation to City Council for a building, structure, or district if the Commission determines it meets two or more of the stated "criteria for landmark designation," as well as possesses a significant degree of its historic design integrity.

The following should be considered by the Commission on Chicago Landmarks in determining whether to recommend that the Arlington-Deming District be designated as a Chicago Landmark.



The buildings in the Arlington-Deming District are noteworthy for their detailing in historic building materials, including wood, metal, stone, brick and terra cotta.







More details of properties in the Arlington-Deming District.





### ***Criterion 1: Critical Part of the City's History***

*Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the City of Chicago, the State of Illinois or the United States.*

- The Arlington-Deming District exemplifies high-style and high-quality residential and institutional architecture constructed on Chicago's North Side lakefront during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries as the City expanded outward into sparsely-populated suburban areas and the northern portion of the City's Lincoln Park neighborhood became a visually-attractive, densely-populated middle- and upper-middle-class neighborhood by World War II.

### ***Criterion 4: Important Architecture***

*Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials, or craftsmanship.*

- The Arlington-Deming District is one of Chicago's handsomest and finest-quality groupings of small-scale single-family houses and row houses, coach houses, larger "flat" buildings, taller apartment buildings, apartment hotels, and institutional buildings, all significant building types in Chicago history, from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.
- The District is distinctive for the fine detailing, craftsmanship, and architectural expression of its buildings, which exemplify the importance of historic architectural styles, including Italianate, Second Empire, Queen Anne, Romanesque, Richardsonian Romanesque, Classical Revival, Arts and Crafts, Italian Romanesque, Tudor Revival, Medieval Revival, and Art Deco, to the historic development of Chicago residential neighborhood architecture
- The District's buildings are noteworthy for their craftsmanship and high-quality use of traditional building materials, including brick, stone, decorative metal, wood, and terra cotta.

### ***Criterion 6: Distinctive Theme as a District***

*Its representation of an architectural, cultural, economic, historic, social, or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art, or other objects that may or may not be contiguous.*

- The Arlington-Deming District exemplifies the importance of high-style, high-quality historic residential neighborhoods, an important theme in the history of Chicago.
- The Arlington-Deming District displays a distinct visual unity based on period of construction, building setbacks, overall building design, size, use of building materials, and overall detailing.
- The Arlington-Deming District and its streetscapes creates a distinctive and recognizable sense of place within the larger Lincoln Park neighborhood and the City.

## ***Integrity Criterion***

*The integrity of the proposed landmark must be preserved in light of its location, design, setting, materials, workmanship and ability to express its historic community, architectural or aesthetic interest or value.*

While intact residential buildings from the 1890s through the 1920s are found throughout Chicago, it is unusual to find a collection of residences that combine both historic visual character and overall integrity in the manner that the Arlington-Deming District possesses. Approximately 89% of the District's buildings were built before the building hiatus caused by the Great Depression and World War II. The district demonstrates very good integrity in both its overall streetscapes and individual buildings. The physical character of these buildings in terms of scale, setback from the street, entries, and general door and window configuration have remained consistent and work together to provide the onlooker with a strong sense of the overall character of the historic streetscapes.

The District's buildings retain most of the physical characteristics that define their historic significance. These include historic wall materials, including brick and stone, as well as fine architectural details such as decorative metal, stone and wood porches; building entrances; balconies; cornices; stone entrance and window surrounds; and a variety of terra-cotta and stone ornament. Several buildings retain historic fences. In addition, low-scale historic stone retaining walls, usually no more than a foot high and sometimes supporting historic fences, remain in front of some buildings in the district. In all, these building features continue to serve the same function a century or so after their construction with little discernable changes in style. Most importantly, the overall sense of place remains strong throughout the district.

One typical change to buildings in general within the District is the replacement of windows, although most newer windows, being one-over-one, double-hung sash, are visually compatible with typical windows of the period. Other common minor changes include replacement doors and stoops, although most are visually compatible with the overall building designs, and the loss of decorative cornices, a common occurrence with many historic buildings. Some buildings were converted and expanded from single-family houses to apartment buildings, but these conversions, in the few instances where changes to building exteriors occurred, typically occurred during the district's period of significance. (One example is 556 W. Arlington Pl., expanded in 1914.) Less common alterations are found at the half-courtyard apartment building at 625-29 W. Arlington Pl., where modern balconies have been added to the building, and at 643 W. Arlington Pl., where oversized windows have replaced smaller windows in the building's projecting front bay.

Despite these alterations, the Arlington-Deming District overall retains a high degree of physical integrity and the ability to express its overall historic architectural and aesthetic value through its individual buildings and the visually consistent way they relate to each other. The District's streetscapes are coherent in setback (with even newer buildings respecting the distinctive historic setbacks found on Deming), use of traditional materials (brick, stone, wood, metal, and terra cotta), and the use of historic ornamental styles.

## **SIGNIFICANT HISTORICAL AND ARCHITECTURAL FEATURES**

Whenever a building is under consideration for landmark designation, the Commission on Chicago Landmarks is required to identify the “significant historical and architectural features” of the property. This is done to enable the owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

Based on its evaluation of the Arlington-Deming District, the Commission recommends that the significant features be identified as:

- all exterior building elevations, including rooflines, visible from public rights-of-way.

In addition, several rear coach houses in the District may also be considered contributing to the District. (These are listed at the end of the Building Catalog, page 52.)

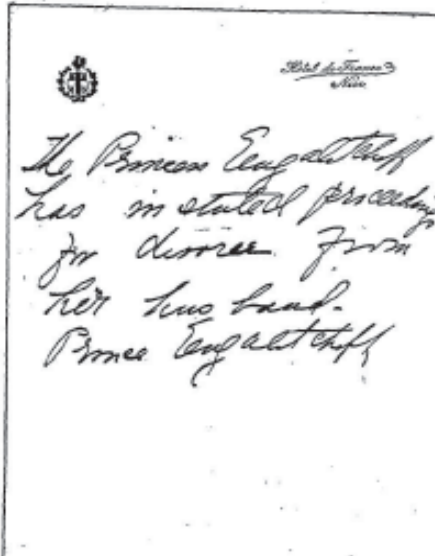
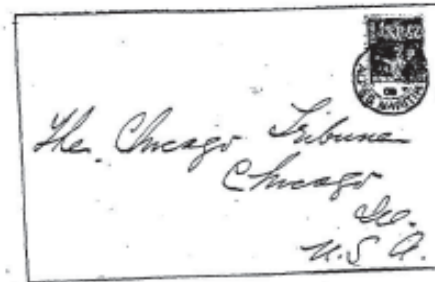
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## ACKNOWLEDGMENTS

The Princess Engalitcheff: Is She the Victim of an Anonymous Letter Writer?



FORGOTTEN: the name of the letter received yesterday by THE TRIBUNE. The writing is so like that of the princess that business friends were deceived.



Princess Engalitcheff



Prince Nicholas Engalitcheff

Right: Photographs of the Prince and Princess Engalitcheff, who owned the house at 526 W. Deming Pl. in the early 1900s. Bottom: A historic photograph of the house at 526 W. Deming Pl.





Other builders and early residents of the Arlington-Deming District include: (top left) Albert L. Coe, the builder of four brick row houses at 535 through 541 W. Arlington Pl.; (top right) banker Jacob Gross, who built and lived in the brownstone house at 632 W. Deming Pl.; (middle left) brewer Jacob Rehm, who lived at 542 W. Deming Pl.; (middle right) department store magnate William A. Wieboldt, the builder and owner of 639 W. Deming Pl.; and (bottom) Alderman Thomas O. Wallace, who lived in an apartment at 2422 N. Orchard St. while serving in the Chicago City Council during the 1910s and 1920s.





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A newspaper ad for the Granada Apartment Hotel, 525 W. Arlington Pl.



## BUILDING CATALOG

*The categorization of whether a property is contributing or non-contributing to the Arlington-Deming District represents a preliminary analysis by the Landmarks Division staff only and is provided as guidance for property owners and the public to anticipate how these properties would be treated under the Chicago Landmarks Ordinance. Buildings not marked as either contributing or non-contributing require additional information on the buildings' history in order to make a preliminary categorization. Individual property owners have the right to petition the Commission on Chicago Landmarks on whether a building is contributing or non-contributing to the district on a case-by-case basis as part of the permit review process, and the Commission reserves the right to make a final determination in accordance with the procedures established by the Ordinance and the Commission's adopted Rules and Regulations.*

*Note: (\*) under "Building Address" denotes that a property includes a coach house (see separate listing at end of building catalog).*

<b>Building Address</b>	<b>Building Description</b>	<b>Original Owner</b>	<b>Date of Construction</b>	<b>Architect/ (Builder)</b>	<b>Contributing/ Non-Contributing (Preliminary)</b>
523-33 W. Arlington Pl.	5-story brick apartment hotel	Granada Bldg. Corp.	1923-24	Olsen & Urbain (Great Lakes Const. Co.)	contributing
530-36 W. Arlington Pl.	5-story brick apartment hotel	Arlington Bldg Corp.	1923-24	Olsen & Nelson Co. (Devon Bldg Co.)	contributing
536-40 W. Arlington Pl.	4-story brick apartment hotel	Louis and Emma Malone	1927	Roy F. France (Erickson & Magnuson)	contributing
535 W. Arlington Pl.	2-story brick row house	Albert L. Coe	1884		contributing
537 W. Arlington Pl.	2-story brick row house	Albert L. Coe	1884		contributing
539 W. Arlington Pl.	2-story brick row house	Albert L. Coe	1884		contributing
541 W. Arlington Pl.	2-story brick row house	Albert L. Coe	1884		contributing
542 W. Arlington Pl.	3-story apartment building		c. 1985		non-contributing
543-49 W. Arlington Pl.	3-story brick courtyard apartment building	Edwin Roser & Herbert Graves	1918	R. G. Pierce (Olaf Young)	contributing

540-50 W. Arlington Pl.	8-story brick apartment building	Ben E. Bogeaus	1929	Koenigsberg & Weisfeld; Raymond Gregori (Rosenberger- Peterson & Co.)	contributing
552 W. Arlington Pl.	3-story brick flats		built as house c. 1890; refronted c. 1946		
<b>553-55 W. Arlington Pl.</b>	<b>4-story brick apartment building</b>		<b>c. 1970</b>		<b>non-contributing</b>
556 W. Arlington Pl.	3 ½-story stone-fronted flats		built as house c. 1890; house converted to flats in 1914	Hugh Schmidt (1914)	<b>contributing</b>
<b>557 W. Arlington Pl.</b>	<b>2-story brick house</b>		c. 1885		<b>contributing</b>
<b>559 W. Arlington Pl.</b>	<b>3-story brick house</b>		<b>2006</b>		<b>non-contributing</b>
<b>560 W. Arlington Pl.</b>	<b>3-story brick flats</b>		c. 1890		contributing
561 W. Arlington Pl.	2-story brick house		c. 1890		contributing
562 W. Arlington Pl.	4-story stone- fronted house		c. 1890		contributing
563 W. Arlington Pl.	2-story brick house		c. 1885		contributing
564 W. Arlington Pl.	3-story brick row house	Jn. F. C. Weiss	1895		contributing
566 W. Arlington Pl. (*)	3-story brick row house	Jn. F. C. Weiss	1895		contributing
568 W. Arlington Pl.	3-story brick row houses	Jn. F. C. Weiss	1895		contributing
565 W. Arlington Pl.	2-story brick house		house built c. 1890; refronted c. 1940		

567-69 W. Arlington Pl. / 2433-35 N. Geneva Terr.	3-story brick apartment building	Jn. Woodstrom	1905	Niels Halstrom (Lakeview Building Co.)	contributing
600-02 W. Arlington Pl. / 2446 N. Geneva Terr.	3-story brick flats	Dr. C. W. Swank	1899	Henry Ives Cobb (O. Miller)	contributing
601-05 W. Arlington Pl. / 2430-32 N. Geneva Terr.	3-story brick apartment building	William Schick	1905	C. M. Almquist (Bostrom & Olsen)	contributing
604 W. Arlington Pl.	3-story brick house	Mrs. Mary Eckstrom	1902	Henry Ives Cobb (A. Lund)	contributing
606 W. Arlington Pl.	3-story brick house	Mrs. Mary Eckstrom	1902	Henry Ives Cobb (A. Lund)	contributing
608 W. Arlington Pl.	3-story brick house	Mrs. Mary Eckstrom	1902	Henry Ives Cobb (A. Lund)	contributing
609 W. Arlington Pl.	3-story <b>stone- fronted house</b>		c. 1890		contributing
610-20 W. Arlington Pl.	4-story brick apartment hotel (now Arlington House)	Eleanor Association	1928	Edwin H. Clark (Adams Const. Co)	contributing
611-13 W. Arlington Pl.	3-story brick half-courtyard apartment building	Albert Grosby	1925	Charles Liska	contributing
617 W. Arlington Pl.	3-story brick flats	G. F. Woolf	1908	Edmund R. Krause	contributing
622 W. Arlington Pl.	2-story stone- fronted flats	Mrs. M. Seedorf	1906	(F. Stobel)	contributing
623 W. Arlington Pl.	3-story brick flats	G. F. Woolf	c. 1895		contributing
626 W. Arlington Pl.	3-story brick house		c. 1880-85		contributing
625-29 W. Arlington Pl.	3-story brick half-courtyard apartment building	Albert Grosby	1925-26	(contract not let - owner probably builder)	contributing



630-38 W. Arlington Pl.	4-story brick courtyard apartment building	Stephan Rapport	1924		contributing
631 W. Arlington Pl.	2-story frame house		c. 1875-80		
633 W. Arlington Pl.	2-story brick flats		c. 1885-90		contributing
635-37 W. Arlington Pl.	3-story brick apartment building	Leo Behrindt	1925	Andrew E. Norman (R. Lindbergh)	contributing
640-48 W. Arlington Pl.	6-story brick apartment building		c. 1970		non-contributing
643 W. Arlington Pl.	2-story brick flats	John M. Jacobs	1916	A. J. Fischer (Matt Limners)	contributing
647 W. Arlington Pl.	2-story brick house		c. 1890		contributing
649 W. Arlington Pl.	2-story brick house		c. 1890		contributing
522 W. Deming Pl.	3-story brick house		c. 1885		contributing
526 W. Deming Pl.	3-story stone house	William C. Groetzinger	1895	Frederick B. Townsend	contributing
532 W Deming Pl	3-story brick house		c. 1885		contributing
536 W. Deming Pl.	3-story brick apartment building	E. Munnest	1911	C. M. Almquist (Charles Bostrom)	contributing
537 W. Deming Pl.	4-story brick apartment building	D. Marajani	1926	Alexander L. Levy	contributing
538 W. Deming Pl.	3-story stone house		c. 1890		contributing
541 W. Deming Pl.	3-story stone- fronted house		c. 1885-90		contributing
542 W. Deming Pl.	3-story stone house		c. 1890		contributing
543-51 W. Deming Pl.	2-story brick houses		c. 1955		non-contributing

546-48 W. Deming Pl.	5-story brick apartment building		1968	Jerome Soltan	non-contributing
550-52 W. Deming Pl.	3-story brick apartment building	Alfred F Geahart	1925	Robert Wentworth Co. (Edward Edlund)	contributing
601-05 W. Deming Pl.	7-story brick apartment building	S. Clifford & Co.	1928	Koenigsberg & Weisfeld (Wm. G. McNulty)	contributing
602 W. Deming Pl. (*)	3-story brick house		c. 1890		contributing
606 W. Deming Pl.	vacant lot				non-contributing
607-9 W. Deming Pl. (*)	2-story brick house	Otille Allmendinger	1896	(James Bloomfield)	contributing
611 W. Deming Pl. (*)	2-story brick house		c. 1880		contributing
612 W. Deming Pl. (*)	3-story stone house	Frederick J. Lange	1893	Thomas W. Wing	contributing
615-19 W. Deming Pl.	5 ½-story brick apartment building		1999		non-contributing
618 W. Deming Pl. (*)	3-story stone house	William Schmidt	1889	Frederick Foehringer	contributing
622 W. Deming Pl.	3-story stone and brick house		c. 1890; expanded and refronted after 1945		
625 W. Deming Pl.	5-story brick apartment building		c. 1965; rebuilt 2006		non-contributing
627-29 W. Deming Pl.	10-story brick apartment building	Ben E. Bogeaus	1927	Raymond J. Gregori (Rosenberg, Petersen & Leaf)	contributing
632 W. Deming Pl. (*)	3-story stone house	Jacob Gross	1892	Edward R. Krause	contributing

633-35 W. Deming Pl.	4-story brick apartment building	A. G. Berger & Raymond Gregori	1926	Raymond J. Gregori (J. Traff)	contributing
636 W. Deming Pl.	3-story stone house		c. 1890		contributing
639 W. Deming Pl. (*)	3-story brick house	William A. Wieboldt	1896	Robert C. Berlin (Walkerson)	contributing
638-46 W. Deming	3-story stone residence	Catholic Bishop of Chicago	1917	Barnett, Haynes & Barnett	contributing
643 W. Deming Pl.	2-story brick house		c. 1885		contributing
648-54 W. Deming Pl.	St. Clement Roman Catholic Church	Catholic Bishop of Chicago	1917	Barnett, Haynes & Barnett	contributing
647-49 W. Deming Pl.	3-story brick flats	Henry (Hy) Rickes	1896	(Owner)	contributing
651-55 W. Deming Pl.	St. Clement Church parking lot				non-contributing
2420 N. Geneva Terr.	3-story brick flats	A. Julin	1898		contributing
2421 N. Geneva Terr.	2-story brick house		c. 1885		contributing
2424-26 N. Geneva Terr.	2-story brick and shingled double house		c. 1885		contributing
2425 N. Geneva Terr.	3-story stone flats	J. B. Patterson	1894		contributing
2452 N. Geneva Terr.	3-story brick flats	Dr. C. W. Swank	1899	Henry Ives Cobb (O. Miller)	contributing
2454 N. Geneva Terr.	3-story brick house		house built c. 1895; 3 <sup>rd</sup> floor added c. 1910		contributing
2456 N. Geneva Terr.	3-story brick house		c. 1895		contributing
2458 N. Geneva Terr.	2-story brick flats	C. A. Eckstrom	1896	F. N. Rossler	contributing



2461 N. Geneva Terr.	2 ½-story stone-fronted house		2006		non-contributing
2462-68 N. Geneva Terr.	4-story brick apartment building	A. G. Johnson	1900	C. H. Gottig (O. Mueller)	contributing
2465 N. Geneva Terr.	2-story stone-fronted row house	W. L. Prettyman	1890		contributing
2467 N. Geneva Terr.	2-story stone-fronted row house	W. L. Prettyman	1890		contributing
2469 N. Geneva Terr.	2-story stone-fronted row house	W. L. Prettyman	1890		contributing
2471 N. Geneva Terr.	2-story stone-fronted row house	W. L. Prettyman	1890		contributing
2473 N. Geneva Terr.	2-story stone attached house	W. L. Prettyman	1890		contributing
2419 N. Orchard St.	3-story brick row house	B.F. McConnell	1889	George Beaumont	contributing
2421 N. Orchard St.	3-story brick row house	B.F. McConnell	1889	George Beaumont	contributing
2423 N. Orchard St.	3-story brick row house	B.F. McConnell	1889	George Beaumont	contributing
2425 N. Orchard St.	3-story brick row house	B.F. McConnell	1889	George Beaumont	contributing
2427 N. Orchard St.	3-story brick row house	B.F. McConnell	1889	George Beaumont	contributing
2429 N. Orchard St.	3-story brick row house	B.F. McConnell	1889	George Beaumont	contributing
2431 N. Orchard St.	3-story brick row house	B.F. McConnell	1889	George Beaumont	contributing
2433 N. Orchard St.	3-story brick row house	B.F. McConnell	1889	George Beaumont	contributing
2435 N. Orchard St.	3-story brick row house	B.F. McConnell	1889	George Beaumont	contributing
2441 N. Orchard St.	3-story brick row house	B.F. McConnell	1889	George Beaumont	contributing

2422 N. Orchard St.	3-story brick flats (now occupied by offices)	Mrs. Alma N. Newman	1914	Charles A. Strandel (H. D. Mooreland)	contributing
2424 N. Orchard St.	2 ½-story stone-fronted house	Newman Brothers	1895	John M. Van Osdel II	contributing
2430 N. Orchard St.	2 ½-story stone-fronted house	Newman Brothers	1895	John M. Van Osdel II	contributing
2434 N. Orchard St.	2 ½-story stone-fronted house	Newman Brothers	1895	John M. Van Osdel II	contributing
2436 N. Orchard St.	2 ½-story frame cottage		c. 1872-80		contributing
2440-42 N. Orchard St.	vacant lot				non-contributing
2444 N. Orchard St.	vacant lot				non-contributing
2446 N. Orchard St.	2-story stone-fronted flats	Mrs. Mary Knaus	1908	John Ahlschlager	contributing
2445-47 N. Orchard St. / 652-58 W. Arlington Pl.	3-story brick apartment building	B. F. McConnell	1907	Samuel N. Crowen (Leafgren Const. Co.)	contributing
2450 N. Orchard St.	3-story brick house	W. D. Falk	1899	Huehl & Schmid (Nelson & Peterson)	contributing
2451-59 N. Orchard St.	3-story brick apartment building	F. J. McConnell	1925	Samuel N. Crowen (W. J. Peterson)	contributing
2454 N. Orchard St.	1 ½-story frame cottage		c. 1872-80		contributing
2456 N. Orchard St.	2 ½-story frame & brick cottage		c. 1872-80		contributing
2462 N. Orchard St.	4-story brick flats	R. S. Clark	1924	Anthony H. Quitsow (R. Brandt & Co)	contributing
2464 N. Orchard St.	3-story stone-fronted flats	Daniel Reardon	1899	Zachary T. Davis (Ernest Gambil)	contributing

2466 N. Orchard St.	2 ½-story frame cottage		c. 1872-80		contributing
2468-72 N. Orchard St.	4-story brick apartment building	Mrs. Cassie Farrell	1915	Hotten & Hoffman (Paul Mullen)	contributing
2474 N. Orchard St.	2 ½-story frame & brick house		c. 1880		contributing
2476 N. Orchard St.	2-story frame house		c. 1872-80		contributing
2478 N. Orchard St.	2-story stone-fronted flats		c. 1895		contributing
2480 N. Orchard St.	3-story stone-fronted flats	F. A. Koehler	1904	(A. Ostrand)	contributing
2500-02 N. Orchard St.	3-story stone flats	Albert Zellweger	1895	Handy & Cady	contributing
2504 N. Orchard St.	3-story stone flats	L. Mattern	1895	Louis Brodhag	contributing
2506 N. Orchard St.	3-story stone flats	William Schmidt	1898	John P. Hettinger (Edward Wisner)	contributing

## COACH HOUSES

*Some properties in the Arlington-Deming District have rear coach houses that may contribute to the historic character of the District. These coachhouses may require further research before a preliminary determination of contributing or non-contributing can be made by Landmarks Division staff.*

Address	Description	Date of Construction for Front Building
566 W. Arlington Pl. (rear)	2-story brick coach house	c. 1890
602 W. Deming Pl. (rear)	2-story brick coach house	c. 1890
607-9 W. Deming Pl. (rear)	2-story brick coach house	1896
611 W. Deming Pl. (rear)	2-story brick coach house	c. 1880
612 W. Deming Pl. (rear)	2-story brick coach house	1893
618 W. Deming Pl. (rear)	2-story brick coach house	1889
632 W. Deming Pl. (rear)	2-story brick coach house	1892
639 W. Deming Pl. (rear)	2-story brick coach house	1896

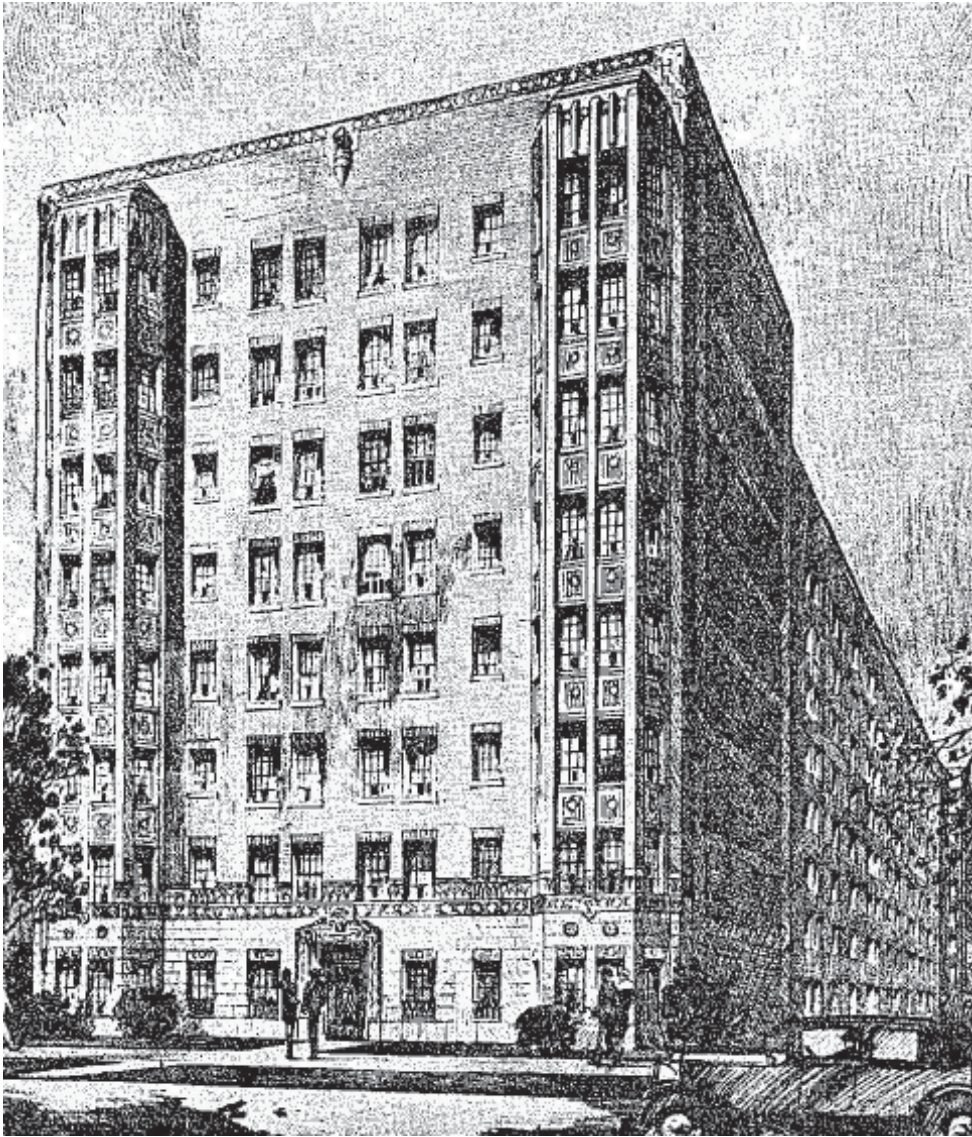




## ADDRESS RANGES

The Arlington-Deming District is comprised of buildings with the following address ranges:

West Arlington Place, 522 to 658 (evens)  
West Arlington Place, 521 to 659 (odds)  
West Deming Place, 520 to 644 (evens)  
West Deming Place, 537 to 659 (odds)  
North Geneva Terrace, 2418 to 2492 (evens)  
North Geneva Terrace, 2419 to 2493 (odds)  
North Orchard Street, 2420 to 2508 (evens)  
North Orchard Street, 2419 to 2481 (odds)



This rendering of the apartment building at 540-50 W. Arlington Pl. was published in the *Chicago Tribune* at the time of its construction in 1929.

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Josephine Raya, Department of Planning and Development: p. 4 (district map)

Department of Planning and Development: front cover, pp. 5, 6, 9, 10, 11, 13, 14, 16, 19, 20, 21 (top), 24, 25, 30, 31, 37, and 38.

*Chicago Tribune* historic archives: pp. 21 (bottom left and right), 41, 42 (top), 43, 44, and 55.

Library of Congress: p. 42 (bottom).



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